

**CALENDAR ITEM
C54**

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06/29/15

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A. Franzoia

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

4D Family Farm, LLC

AREA, LAND TYPE, AND LOCATION:

0.03 acre, more or less, of sovereign land in the Sacramento River, near Walnut Grove, Sacramento County.

AUTHORIZED USE:

Construct, install, use, and maintain an uncovered floating boat dock with three steel piles and ramp.

LEASE TERM:

10 years, beginning June 29, 2015.

CONSIDERATION:

\$204 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. The Applicant is proposing to install three steel pilings with a barge mounted pile driver. An uncovered floating U-shaped boat dock will be manufactured offsite and delivered to the nearest boat ramp and then moved to the pilings by the pile driving rig/boat. An aluminum ramp, providing access to the dock, will be attached to a newly constructed concrete landing located mid-levee with a stairway to the top of the levee. Construction will be scheduled using the appropriate in-water work windows for the Sacramento River and is expected to last three weeks.
3. Applicant has submitted permit applications to other agencies having jurisdiction over the project. Staff recommends a new lease, subject to Applicant obtaining all other necessary permit approvals.

CALENDAR ITEM NO. **C54** (CONT'D)

4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; California Code of Regulations, Title 2, section 2905, subdivision (c)(1).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

Reclamation District 556

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers
Central Valley Flood Protection Board
Department of Fish and Wildlife
Regional Water Quality Control Board-Central Valley Region

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 3, New Construction of Small Structures; California Code of Regulations, Title 2, section 2905, subdivision (c)(1).

CALENDAR ITEM NO. **C54** (CONT'D)

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to 4D Family Farm, LLC, beginning June 29, 2015, for a term of 10 years, for the construction, installation, use, and maintenance of an uncovered floating boat dock, three steel pilings, and ramp, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$204 with an annual Consumer Price Index adjustment; liability insurance with coverage of no less than \$1,000,000 per occurrence.

EXHIBIT A

W 26829

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Sacramento River, lying adjacent to Swamp and Overflow Survey 328, patented June 29, 1869 of the County of Sacramento, State of California, and more particularly described as follows:

PARCEL 1 – DOCK

All those lands underlying a proposed u-shaped dock, three (3) pilings and ramp adjacent to those parcels as described in Exhibit "A" of that Grant Deed recorded December 31, 2013 in Book 20131231 Page 1475 of Official Records of said County.

TOGETHER WITH any applicable impact area(s).

EXCEPTING THEREFROM any portion(s) lying landward of the Ordinary High Water Mark of the Sacramento River.

Accompanying plat is hereby made a part of this description.

This description is based on Applicant provided design plans by Mid-Cal Construction dated November 11, 2014 found in the Application for Lease of State Lands for a proposed pier, together with any and all appurtenances pertaining thereto, to be built at a later date within the lease time frame. This description is to be updated once final as-built plans are submitted.

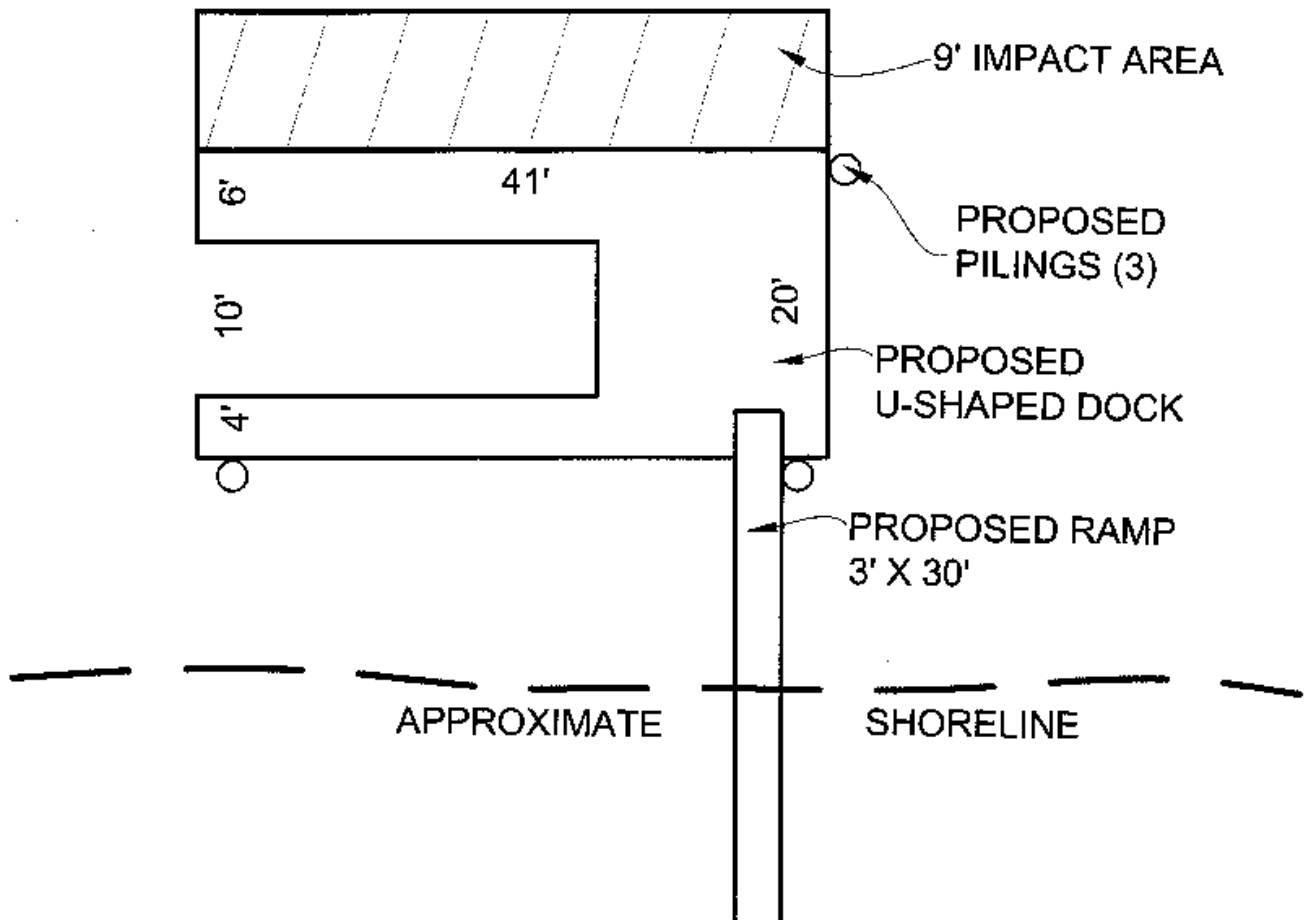
END OF DESCRIPTION

Prepared January 26, 2015 by the California State Lands Commission Boundary Unit.





S a c r a m e n t o R i v e r



APN 156-0010-050

EXHIBIT A

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LAND DESCRIPTION PLAT
W 26829, 4D FAMILY FARM, LLC
SACRAMENTO COUNTY

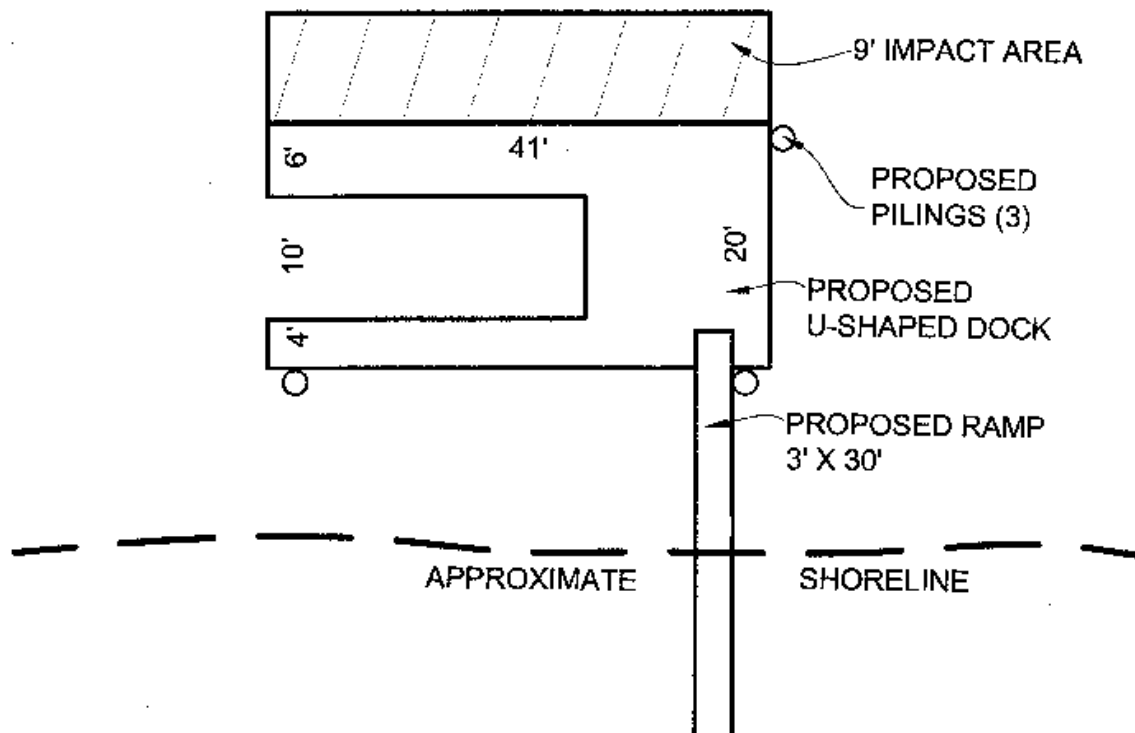
CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE

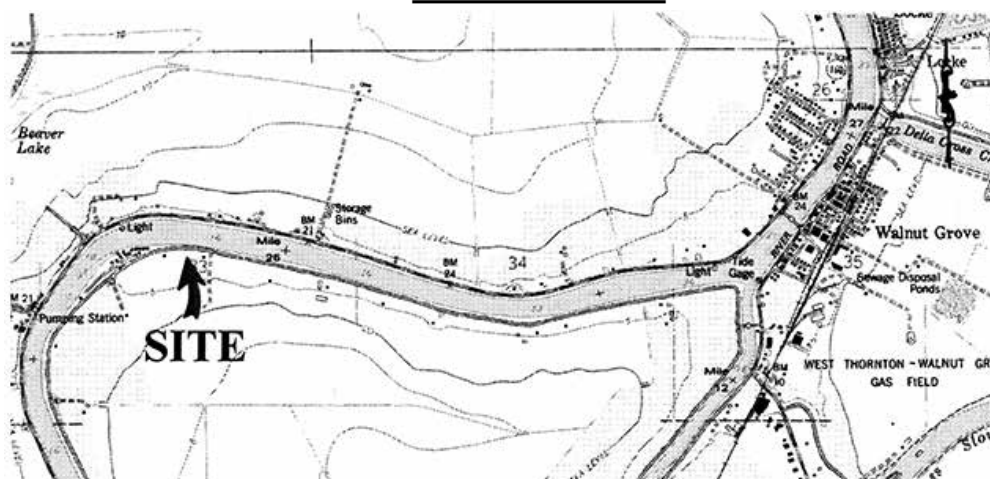
Sacramento River



14087 ISLETON ROAD, NEAR WALNUT GROVE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

W 26829

4D FAMILY FARM, LLC

APN 156-0010-050

GENERAL LEASE -
RECREATIONAL USE
SACRAMENTO COUNTY



MJJ 1/22/15